



Zoning Resolution

THE CITY OF NEW YORK

Eric Adams, Mayor

CITY PLANNING COMMISSION

Daniel R. Garodnick, Chair

93-233 - Floor area increase for affordable housing in Subdistrict F

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LAST AMENDED

10/9/2013

The #floor area# of any #building# containing #residences# in Subdistrict F may be increased by up to five percent, and such increase may be in excess of the maximum #floor area ratio# of 8.0 for #residential use#, and the total maximum #floor area ratio# of 10.0, provided that:

- (a) at least 20 percent of the #residential# units in such #building#, inclusive of any #floor area# increase permitted by this Section, shall be occupied by #low income households#, as defined in Section [23-911](#) (General definitions);
- (b) such #building# shall comply with the provisions of:
 - (1) Section [23-953](#) (Additional requirements for compensated developments and MIH developments);
 - (2) Section [23-96](#) (Requirements for Generating Sites or MIH Sites), paragraphs (b) through (i); and;
 - (3) Section [23-961](#) (Additional requirements for rental affordable housing), paragraphs (a) through (d); and
- (c) the sum of all #floor area# increases permitted pursuant to this Section does not exceed 0.4 times the total #lot area# of Subdistrict F.